

COPY

Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: _____

County: Lewis

File With County Assessor

Applicant(s) name and address:

Richard L & Diane Garrison
159 Sandy Blvd
Centralia, WA 98531

Phone No: 360-786-5334

Land subject to this application (legal description):

2-14-3W-ATNE4-SW4-T8B
2-14-3W-ATNE4SW4 3924164

Assessor's Parcel or Account No:

X 21964-1-3 & 21964-1-4

Auditor's File No. on original application:

LOT 3-LLS02-0030 **Change of Classification**
AFN 8148296 (Check appropriate box)

The land is currently classified as Farm and Agricultural land under RCW 84.34.020(2) and I hereby request reclassification as:

- ☐ Timber land as provided under RCW 84.34.020(3). (Attach completed form REV 64 0109 or 64 0111 and a timber-management plan)
- ☐ Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- ☐ Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- ☒ Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). (Attach completed form REV 64 0021)

The land is currently classified as Farm and Agricultural Conservation land under RCW 84.34.020(8)(a) and I hereby request reclassification to:

- ☐ Farm and Agricultural land under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

The land is currently classified as Timber land under RCW 84.34.020(3) and I hereby request reclassification as:

- ☐ Forest land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- ☐ Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- ☐ Farm and Agricultural land as provided under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

NOTE: If request to change classification is approved, no additional tax, interest, and penalty will be imposed.

Requests to transfer from Forest Land designation under provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

Attachment:

- | | | | |
|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> REV 62 0021 | <input type="checkbox"/> REV 64 0021 | <input type="checkbox"/> REV 64 0108 | <input type="checkbox"/> REV 64 0111 |
| <input type="checkbox"/> REV 62 0110 | <input type="checkbox"/> REV 64 0024 | <input type="checkbox"/> REV 64 0109 | |

General Information

RECLASSIFICATIONS are defined in RCW 84.34.070(2) as follows:

- (2) The following reclassifications are not considered withdrawals or removals and are not subject to additional tax under RCW 84.34.108:
 - (a) Reclassification between lands under RCW 84.34.020(2) and (3);
 - (b) Reclassification of land classified under RCW 84.34.020(2) or (3) or Chapter 84.33 RCW to open space land under RCW 84.34.020(1);
 - (c) Reclassification of land classified under RCW 84.34.020(2) or (3) to forest land classified under Chapter 84.33 RCW; and
 - (d) Reclassification of land classified as open space land under RCW 84.34.020(1)(c) and reclassified to farm and agricultural land under RCW 84.34.020(2) if the land had been previously classified as farm and agricultural land under RCW 84.34.020(2).
- (3) Applications for reclassification shall be subject to applicable provisions of RCW 84.34.035, 84.34.037, 84.34.041, and Chapter 84.33 RCW.
- (4) The income criteria for land classified under RCW 84.34.020(2)(b) and (c) may be deferred for land being reclassified from land classified under RCW 84.34.020(1)(c) or (3), or Chapter 84.33 RCW into RCW 84.34.020(2)(b) or (c) for a period of up to five years from the date of reclassification.

FARM AND AGRICULTURAL CONSERVATION LAND is defined in RCW 84.34.020(8)(a & b) as follows:

- (8) "Farm and agricultural conservation land" means either:
 - (a) Land that was previously classified under RCW 84.34.020(2), that no longer meets the criteria and is reclassified under RCW 84.34.020(1)(c); or
 - (b) Land that is traditional farmland that is not classified under Chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

And also defined in RCW 84.34.037(2)(c) as follows:

- (c) Whether granting the application for land applying under RCW 84.34.020(1)(c) will; (i) preserve land previously classified under RCW 84.34.020(2) or preserve land that is traditional farmland and not classified under Chapter 84.33 or 84.34 RCW; (ii) preserve land with a potential for returning to commercial agriculture; and (iii) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of property.

Signatures of Owner(s) or Contract Purchaser(s):

Ruphael K. Lawrence
Kane Jensen

Date 12/17/15

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Assessor Use Only

If the parcel subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

- ☐ Adjoining
- ☐ Being managed as part of a single operation
- ☐ Meeting the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel

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**Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW**

File With The County Legislative Authority

Name of Owner(s): Richard L. & Diane Garrison Phone No: 360-736-5334
Email Address: garrisonrcl18@hotmail.com
Address:

Parcel Number(s): 21964-1-3 & 21964-1-4
Legal Description: See Form REV 640060E(W) ↓
Total Acres in Application: 10.76 + 3.02 Total = 13.78

Indicate what category of open space this land will qualify for:

- ☐ Conserve or enhance natural, cultural, or scenic resources
- ☐ Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- ☐ Protect soil resources, unique or critical wildlife, or native plant habitat
- ☐ Promote conservation principles by example or by offering educational opportunities
- ☐ Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- ☐ Enhance recreation opportunities
- ☐ Preserve historic or archaeological sites
- ☐ Preserve visual quality along highway, road, street corridors, or scenic vistas
- ☐ Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- ☒ Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- ☐ Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

1. Describe the present use of the land.

Farming - Haying - etc

2. Is the land subject to a lease or agreement which permits any other use than its present use?

☐ Yes ☒ No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

1) Home - residence

2) Shop

3) Barn

4. Is the land subject to any easements?

☒ Yes ☐ No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

1) Bonnaville Power easement in N-W corner of property
2) Waderline easement to 333 Tappish residence

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

*Currently we have been raising hay for local farmers.
Intend to keep land as is in suitable state for
future farming/livestock*

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

Signature of each owner:

Richard L. Garrison

RL Garrison

Diane Garrison

Diane Garrison

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

Statement of Additional Tax, Interest, and Penalty Due Upon Removal of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: 12-17-15 By: Pumfester

Amount of processing fee collected: \$ 255-

- Is the land subject to a comprehensive land use plan adopted by a city or county? ☐ Yes ☐ No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, is the land located within an incorporated part of the county? ☐ Yes ☐ No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

- ☐ Application approved ☐ In whole ☐ In part
- ☐ Application denied ☐ Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

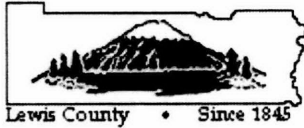
Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

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LEWIS COUNTY

Property Account Summary

As Of 12/17/2015 Status: Active

Account No.: 021964001004 Alternate Property Number:
Account Type: Real Property
TCA: 800
Situs Address: 0 SANDY BLVD
CENTRALIA WA
Legal: Section 02 Township 14N Range 03W PT NE4 SW4 LOT 3 LLS02-0030 AFN 3148296

Parties:

Role	Name & Address
Owner	GARRISON, RICHARD LEE PO BOX 35 GALVIN WA 98544-0035
Taxpayer	GARRISON, RICHARD LEE PO BOX 35 GALVIN WA 98544-0035

Property Values:

Value Name	2015	2014	2013
Taxable Value Regular	\$5,500	\$5,300	\$4,600
Market Total	\$46,500	\$73,700	\$71,200
Assessed Value	\$5,500	\$5,300	\$4,600
Market Land	\$46,500	\$73,700	\$71,200
Market Improvement	\$0	\$0	\$0
Current Use Land	\$5,500	\$5,300	\$4,600
Current Use Improvement	\$0	\$0	\$0
Added Improvement	\$0	\$0	\$0

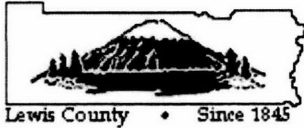
Property Characteristics:

Tax Year	Characteristic	Value
2015	Use Code	88 Designated Forest Lnd
	Size	5.10
	Appraiser ID	LCA
	FP Acres	5.10

Exemptions:

(End of Report)

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LEWIS COUNTY

Property Account Summary

As Of 12/17/2015 Status: Active

Account No.: 021964001003 Alternate Property Number:
Account Type: Real Property
TCA: 800
Situs Address: 159 SANDY BLVD
CENTRALIA WA
Legal: Section 02 Township 14N Range 03W PT NE4 SW4 TR B 3424164

Parties:

Role	Name & Address
Owner	GARRISON, RICHARD LEE PO BOX 35 GALVIN WA 98544-0035
Taxpayer	GARRISON, RICHARD LEE PO BOX 35 GALVIN WA 98544-0035

Property Values:

Value Name	2015	2014	2013
Taxable Value Regular	\$348,100	\$309,900	\$333,900
Market Total	\$538,200	\$494,550	\$515,800
Assessed Value	\$348,100	\$309,900	\$333,900
Market Land	\$219,200	\$193,150	\$188,200
Market Improvement	\$319,000	\$301,400	\$327,600
Current Use Land	\$29,100	\$8,500	\$6,300
Current Use Improvement	\$319,000	\$301,400	\$327,600
Added Improvement		\$0	\$0

Property Characteristics:

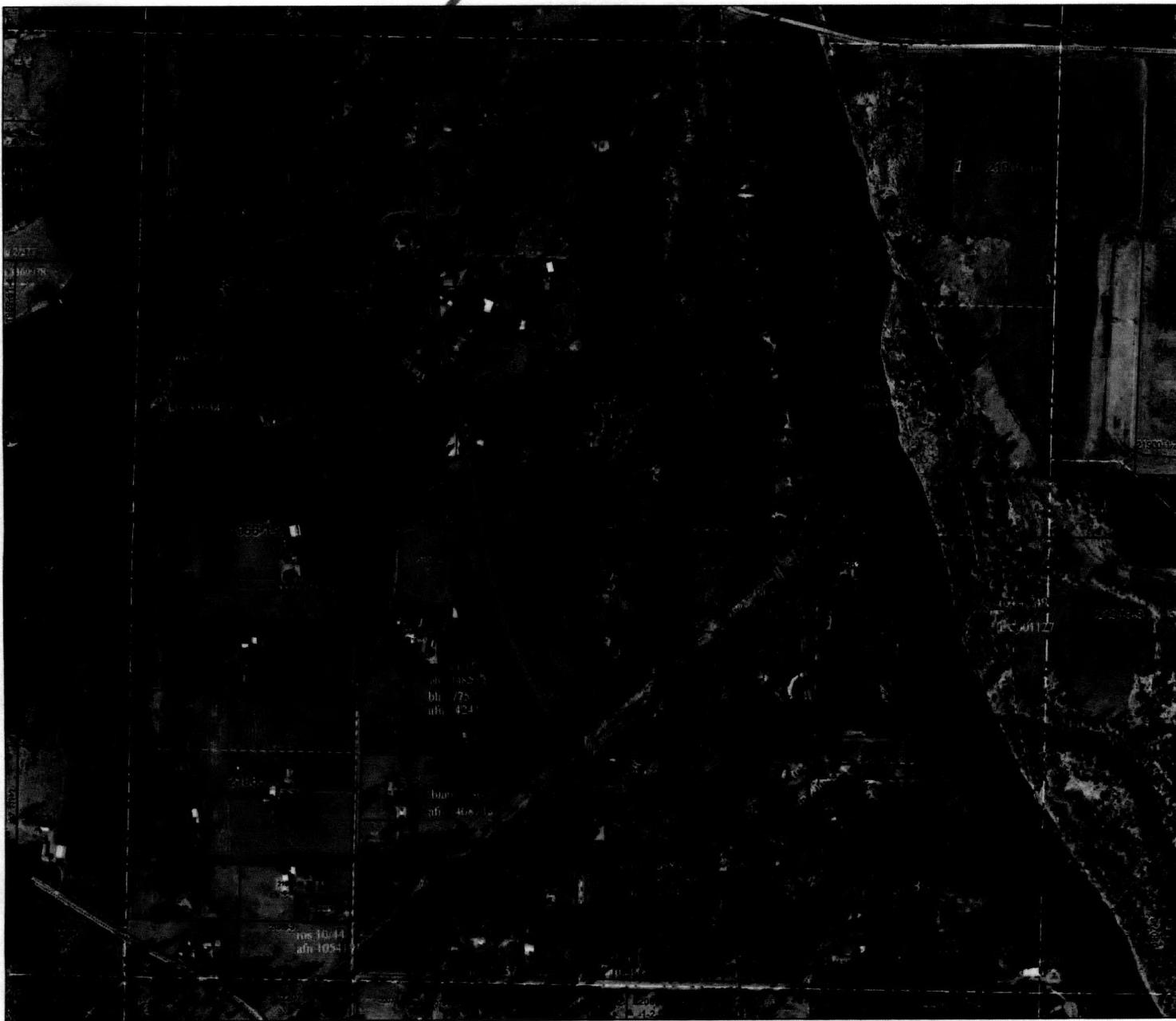
Tax Year	Characteristic	Value
2015	Use Code	83 Cur - Use - Ag
	Size	12.14
	Appraiser ID	LCA
	FP Acres	1.20

Exemptions:

(End of Report)

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195 Sandy Blvd
centralia



1 inch = 200 feet

Lewis County Assessor's Mapping

0 100 200 400 600 800 Feet



Date: 11/20/2015
File: 143w_2

Section 2
Township 14 N Range 03 W

Map for Locating Property Only
Measurements Not Guaranteed
Scale May Change When Printed

Road centerline from mobile GPS, Lewis County
PLSS lines modified from WA Dept. Nat. Resources
Parcel lines digitized from LC Assessor Maps
and adjusted to the GPS roads & PLSS lines
2013 Digital Orthophoto from Pictometry

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21961-27-1

21961-27-2

21961-26

21961-25

21961-24-2

21961-24-1

21961-20

21964-1-5

21964-1-4

21964-1-3

21967-1-2

21964-2-2

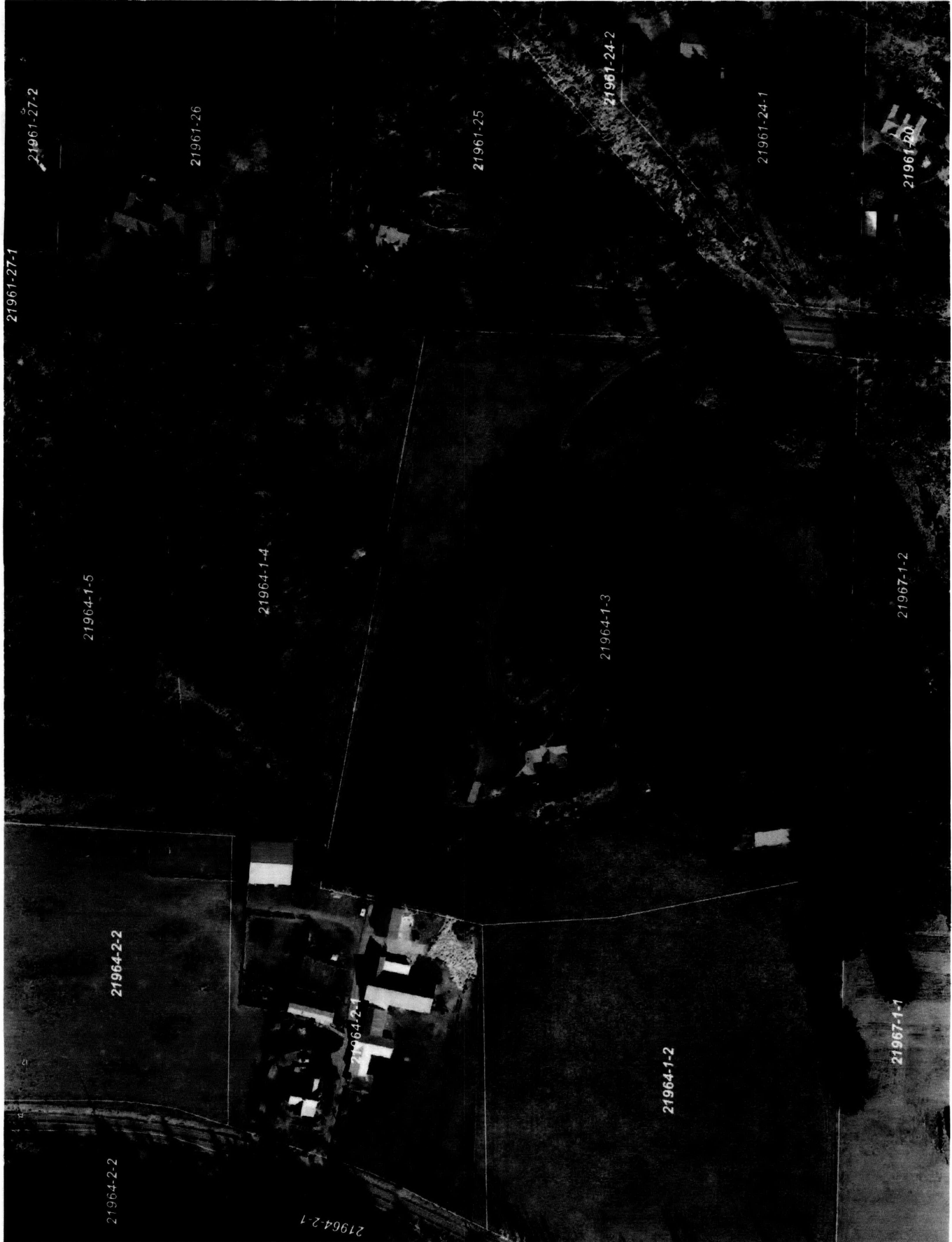
21964-2-2

21964-2-1

21964-2-1

21964-1-2

21967-1-1



Lewis County, Washington
DEPARTMENT OF COMMUNITY DEVELOPMENT

**Critical Area and Natural Resource Review on Application for Open Space
Reclassification Lewis County Code 3.50.090(4)(a)**

Applicant Name: Garrison, Richard and Diane

TAX PARCEL: 021964-001-004

Total Acres: 3.02 Acres

Current Land Use Zoning (LCC 17): UGA- Centralia; R-2

Furtherance of the Objectives of Chapter 17.30 LCC Resource Lands:

"The purpose of this chapter is to identify and conserve long-term commercially significant forest, agricultural and mineral resource lands designated pursuant to this chapter as required by the Growth Management Act of 1990...to conserve resource lands and protect human health and safety."

1. FEMA Flood Zone: Flood Zone C, typically areas of minimal flooding.
2. Population Zone: NW X, SW , Mid-County , Gateway
3. Soil Type:

	SCS#:	SCS Name:	Hydric		Class:
			Yes	No	
a.	167	Prather Silty Clay Loam; 0-5 percent slopes		X	II-Moderate
b.					
c.					
d.					

4. Mapped NWI wetlands: Yes No X
5. Water Type: None S Fa Fb Np Ns or if zoned ARL, None 1 2 3 4 5
6. Shoreline Jurisdiction? No X Yes Environment NA
7. Sensitive Wildlife Habitat? No X Yes Type NA
8. Geological Hazards? Slopes > 30%: Yes No X; Slide Area: Yes
No X
9. Proximity of Resource Lands:
 - a. Forestry Resource Lands within 500 feet? Yes No X
 - b. Mineral Resource Lands within 1320 feet? Yes No X
 - c. Agricultural Resource Lands within 1320 feet? Yes No X

10. Would approval of this application further the objectives of LCC 17.30 Resource Lands? NA

Consistency with the Lewis County Comprehensive Plan:

Natural Environment Sub Element, Page 4-61

GMA Requirements (9) *Open space and Recreation—Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and discourage incompatible land uses.*

Open Space Goals: The County recognizes the importance of open space corridors linking regions of the county and providing physical and visual relief to the built environment. In Lewis County the character of rural Lewis County is derived from its association with large acreage of lands in both the eastern and western portions of the county which are either park, wilderness or resource lands. Connecting these large blocks of land are corridors which flow to and through both the rural and urban areas, defining and separating the developed lands, defining the cities, and providing access and habitat for wildlife. The corridors follow the stream and river valleys and are comprised of steep slopes, agricultural resource land and flood hazard areas. Unlike park and recreation areas, open space lands may be either public or private ownership and are often to generally available to public access.

Relevant Natural Environment Policies:

NE 4.2 Encourage the preservation of natural buffers along the County's rivers, lakes and streams.

NE 4.3 Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife and quality of life of county residents.

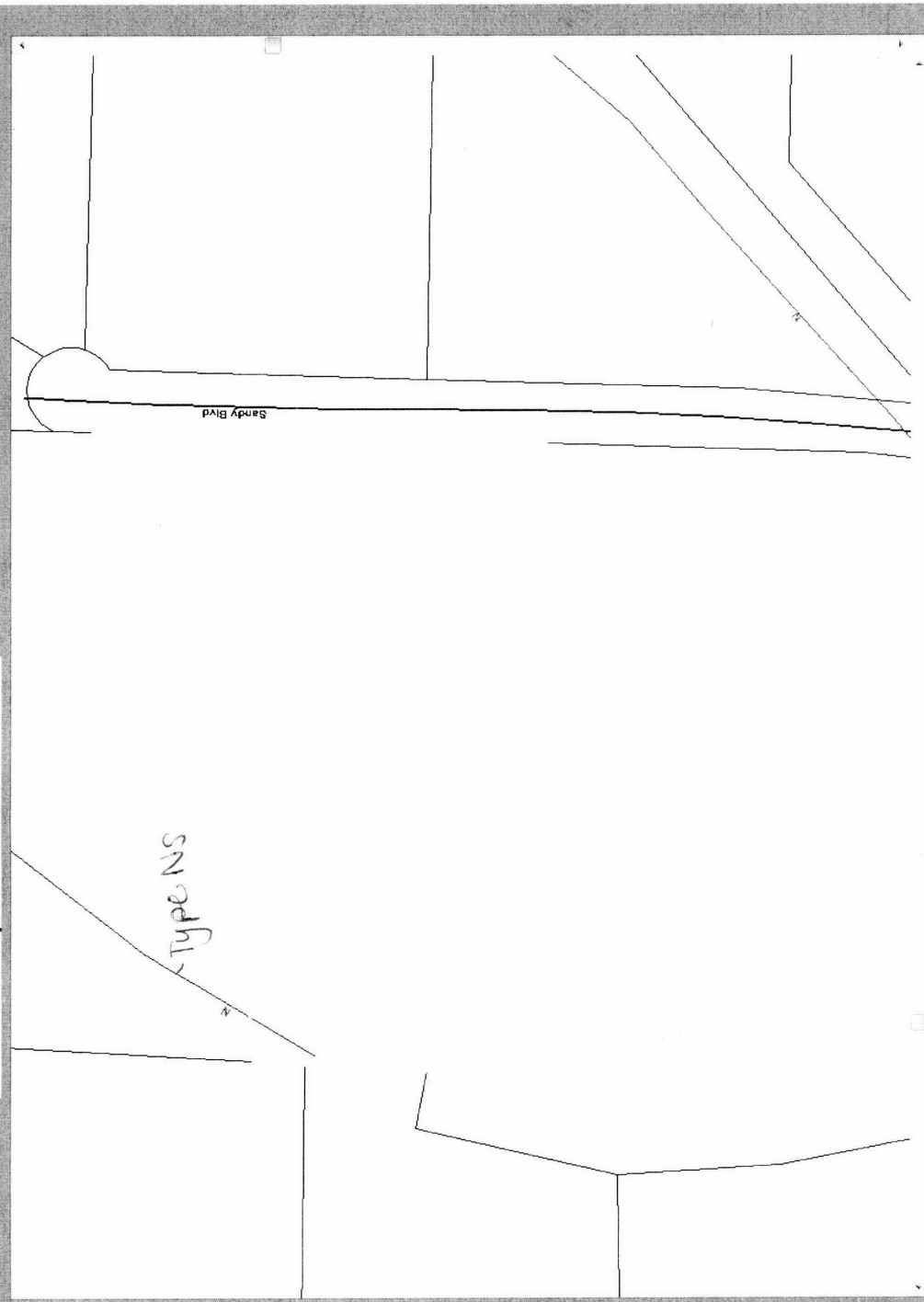
Would approval of this application be consistent with the Lewis County Comprehensive Plan? This property would follow the City of Centralia Comprehensive plan. With approval it would follow the Comprehensive Plan as long as all conditions are met.

Recommended conditions to assure conformity with any applicable zoning, the comprehensive plan, the neighborhood, and other applicable regulations: _____

Under the City of Centralia, this parcel is zoned R-2. If applicant wants future livestock on parcel, agricultural permits are required to be applied for and approved through the City of Centralia Community Development office. Haying is allowed, as long as the applicant has previously been haying on this property before zoning came into effect. Applicant must follow the City of Centralia Municipal Code with all current and future land use and development.

Hydric Soils

- | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|---|-----------------------------------|--|-------------------------------------|---|--------------------------------------|--------------------------------|------------------------------------|-------------------------------------|--------------------------------|--|--|---|--|---------------------------------------|--------------------------------|---|--------------------------------------|-------------------------------------|----------------|--|-----------------------------------|--|---|
| <input type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Parcels | <input type="checkbox"/> Sections | <input type="checkbox"/> Aerial Photos | <input type="checkbox"/> Pictometry | <input checked="" type="checkbox"/> Hydrology | <input type="checkbox"/> City Limits | <input type="checkbox"/> Soils | <input type="checkbox"/> Documents | <input type="checkbox"/> GASB34 ROW | <input type="checkbox"/> Wells | <input type="checkbox"/> Water Serv Area | <input type="checkbox"/> Sewer Serv Area | <input type="checkbox"/> Wetlands Rpt. / Mitigation Plans | <input type="checkbox"/> Flood Elevation | <input type="checkbox"/> Certificates | <input type="checkbox"/> LDMAs | <input type="checkbox"/> 2007 HWMs (NAVD88) | <input type="checkbox"/> PopIn Zones | <input type="checkbox"/> Google Map | Terrain | <input type="checkbox"/> Shaded Relief | <input type="checkbox"/> USGS Map | <input type="checkbox"/> 2FI Contours (NAVD88) | <input type="checkbox"/> Contour Source |
|---------------------------------|---|-----------------------------------|--|-------------------------------------|---|--------------------------------------|--------------------------------|------------------------------------|-------------------------------------|--------------------------------|--|--|---|--|---------------------------------------|--------------------------------|---|--------------------------------------|-------------------------------------|----------------|--|-----------------------------------|--|---|



Lewis County, Washington
DEPARTMENT OF COMMUNITY DEVELOPMENT

**Critical Area and Natural Resource Review on Application for Open Space
Reclassification Lewis County Code 3.50.090(4)(a)**

Applicant Name: Garrison, Richard and Diane

TAX PARCEL: 021964-001-003

Total Acres: 10.76 Acres

Current Land Use Zoning (LCC 17): UGA- Centralia; R-2

Furtherance of the Objectives of Chapter 17.30 LCC Resource Lands:

"The purpose of this chapter is to identify and conserve long-term commercially significant forest, agricultural and mineral resource lands designated pursuant to this chapter as required by the Growth Management Act of 1990...to conserve resource lands and protect human health and safety."

1. FEMA Flood Zone: Flood Zone C, typically areas of minimal flooding.
2. Population Zone: NW X, SW , Mid-County , Gateway
3. Soil Type:

	SCS#:	SCS Name:	Hydric		Class:
			Yes	No	
a.	167	Prather Silty Clay Loam; 0-5 percent slopes		X	II-Moderate
b.	44	Centralia Loam		X	III-Slight
c.	27	Buckpeak Siil Loam; 30-65 percent slopes		X	III-Slight
d.					

4. Mapped NWI wetlands: Yes No X
5. Water Type: None S Fa Fb Np **Ns** or if zoned ARL, None 1 2 3 4 5
6. Shoreline Jurisdiction? No X Yes Environment
7. Sensitive Wildlife Habitat? No X Yes Type NA
8. Geological Hazards? Slopes > 30%: Yes No X (slopes on east parcel- not mapped on this parcel) ; Slide Area: Yes No
9. Proximity of Resource Lands:
 - a. Forestry Resource Lands within 500 feet? Yes No X
 - b. Mineral Resource Lands within 1320 feet? Yes No X

c. Agricultural Resource Lands within 1320 feet? Yes ___ No X

10. Would approval of this application further the objectives of LCC 17.30 Resource Lands? NA

Consistency with the Lewis County Comprehensive Plan:

Natural Environment Sub Element, Page 4-61

GMA Requirements (9) *Open space and Recreation—Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and discourage incompatible land uses.*

Open Space Goals: *The County recognizes the importance of open space corridors linking regions of the county and providing physical and visual relief to the built environment. In Lewis County the character of rural Lewis County is derived from its association with large acreage of lands in both the eastern and western portions of the county which are either park, wilderness or resource lands. Connecting these large blocks of land are corridors which flow to and through both the rural and urban areas, defining and separating the developed lands, defining the cities, and providing access and habitat for wildlife. The corridors follow the stream and river valleys and are comprised of steep slopes, agricultural resource land and flood hazard areas. Unlike park and recreation areas, open space lands may be either public or private ownership and are often to generally available to public access.*

Relevant Natural Environment Policies:

NE 4.2 *Encourage the preservation of natural buffers along the County's rivers, lakes and streams.*

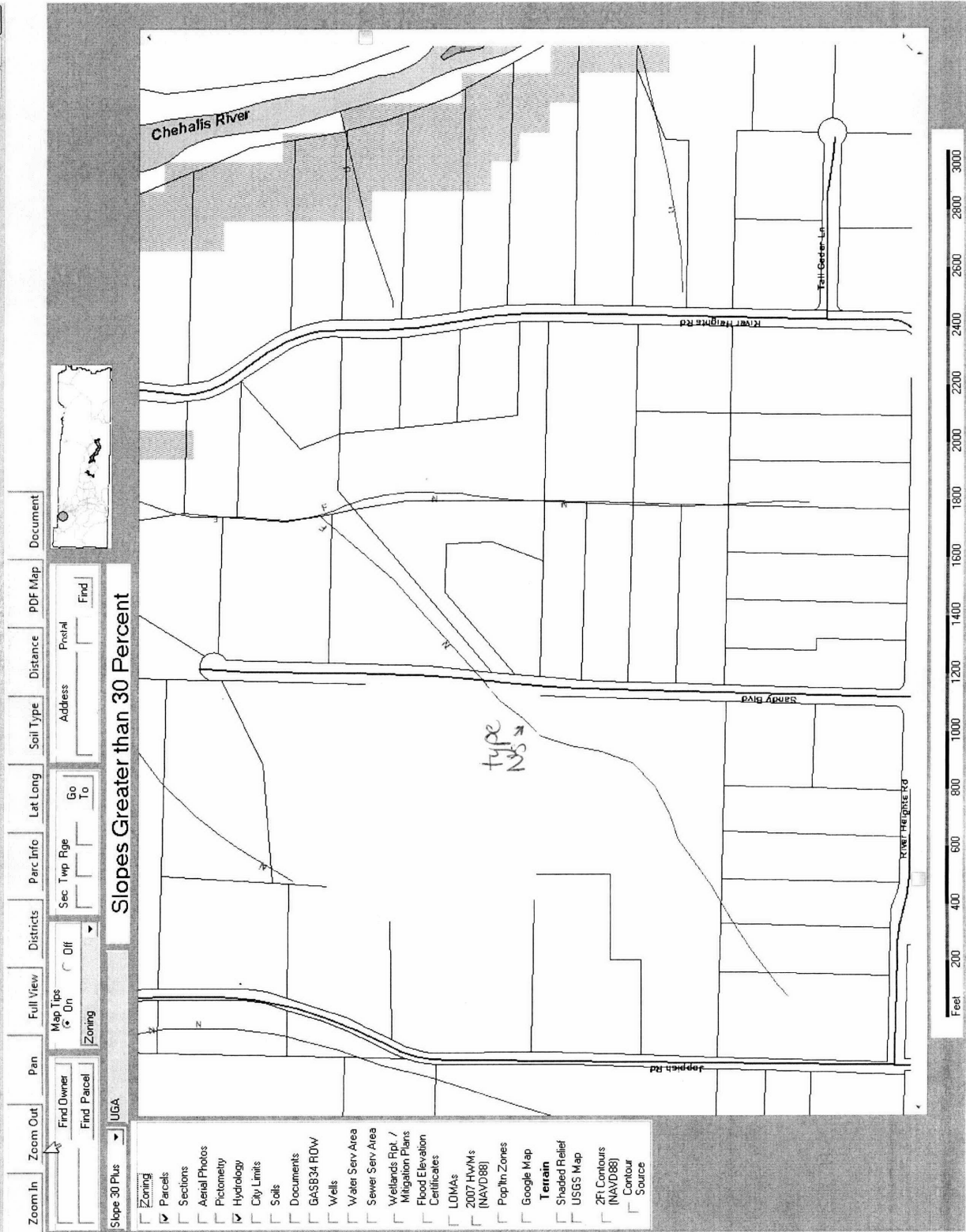
NE 4.3 *Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife and quality of life of county residents.*

Would approval of this application be consistent with the Lewis County Comprehensive Plan?

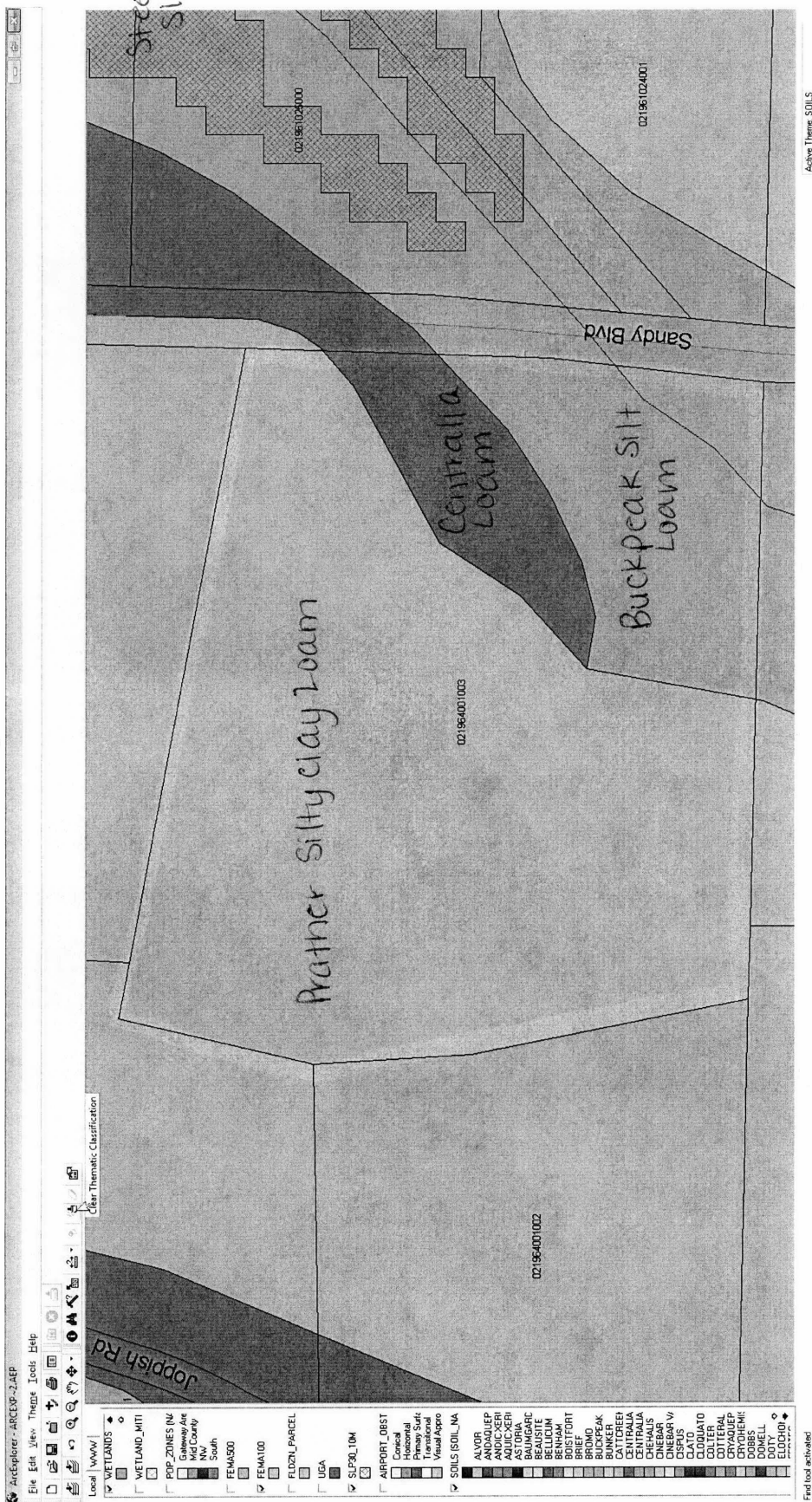
This property would follow the City of Centralia Comprehensive plan. With approval it would follow the Comprehensive Plan as long as all conditions are met.

Recommended conditions to assure conformity with any applicable zoning, the comprehensive plan, the neighborhood, and other applicable regulations:

Under the City of Centralia, this parcel is zoned R-2. If applicant wants future livestock on parcel, agricultural permits are required to be applied for and approved through the City of Centralia Community Development office. Haying is allowed, as long as the applicant has previously been haying on this property before zoning came into effect. Applicant must follow the City of Centralia Municipal Code with all current and future land use and development.



Soils Map



NR